



**GAIL FARBER, Director**

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

December 08, 2009

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

27 December 8, 2009

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

Dear Supervisors:

**GRANT OF EASEMENT  
FROM THE LOS ANGELES COUNTY  
FLOOD CONTROL DISTRICT TO THE CITY OF GLENDORA  
LITTLE DALTON WASH  
PARCELS 572, 576, AND 613  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action is to approve the grant of an easement from the Los Angeles County Flood Control District to the City of Glendora for waterline and ingress and egress purposes along Little Dalton Wash, Parcels 572, 576, and 613, in the City of Glendora.

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Acting as a responsible agency, find that this project is categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the grant of an easement for a waterline and ingress and egress and the subsequent use of said easement will not interfere with the use of Little Dalton Wash for any purposes of the Los Angeles County Flood Control District.
3. Approve the grant of an easement for waterline and ingress and egress purposes along the northwest side of Little Dalton Wash, Parcels 572, 576, and 613, in the City of Glendora, from the Los Angeles County Flood Control District to the City of Glendora, for \$4,435.
4. Instruct the Chair to sign the Easement document and authorize delivery to the City of Glendora.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to obtain your Board's approval to grant an easement for waterline and ingress and egress purposes along the northwest side of Little Dalton Wash, Parcels 572, 576, and 613, from the Los Angeles County Flood Control District (LACFCD) to the City of Glendora (City). The City requested this easement to construct a new 16-inch waterline in connection with their Well 10 and 11 Transmission Main (Plan No. 931) Project.

**Implementation of Strategic Plan Goals**

This Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1). The revenue from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

**FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The cost for the easement in the amount of \$4,435 represents the fair market value of the easement. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcels 572, 576, and 613, Little Dalton Wash, are located north of Leadora Avenue, along the northwest side of Little Dalton Wash, in the City of Glendora.

The grant of an easement is authorized by Section 2, Paragraph 13 of the Los Angeles County Flood Control Act. This Section provides as follows: "Said Los Angeles County Flood Control District hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or any part thereof, is no longer required for the purposes of said district..."

This transaction is not considered adverse to the LACFCD's purposes, and the grant of an easement will not hinder the use of the flood control channel for possible transportation, utility, or recreational corridors. The Easement document will reserve paramount rights for LACFCD purposes.

The enclosed Easement document has been approved by County Counsel as to form and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305(b) of the CEQA guidelines and Class 5(a) of the Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the granting of easements to other local agencies. The City is the lead agency for this project and a Notice of Exemption was prepared by the City and filed with the County Clerk on June 19, 2007.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The grant of easement allows for the joint use of LACFCD's right of way without interfering with the primary mission of the LACFCD.

### **CONCLUSION**

Please return one adopted copy of this letter and the executed Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

The Honorable Board of Supervisors

12/8/2009

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is cursive and fluid, with the first name "Gail" and last name "Farber" clearly distinguishable.

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Lari Sheehan)  
County Counsel  
Executive Office

**DUPLICATE**

RECORDING REQUESTED BY  
AND MAIL TO:

City of Glendora  
116 East Foothill Boulevard  
Glendora, CA 91741-3380  
Attention Dave Davies

*Space Above This Line Reserved for Recorder's Use*

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX  
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

Assessor's Identification Number:  
8648-013-907 (Portion)

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO  
SECTION 27383 OF THE GOVERNMENT CODE.

## **EASEMENT**

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, (hereinafter referred to as DISTRICT), does hereby grant to the CITY OF GLENDORA, a municipal corporation (hereinafter referred to as GRANTEE), an easement for water line and ingress and egress purposes in, on, over, under, and across the real property in the City of Glendora, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Subject to all matters of record and to the following reservation and conditions, which GRANTEE, by the acceptance of this Easement and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. GRANTEE agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, under and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.
3. GRANTEE shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage or expense to which DISTRICT, its officers, agents, and/or employees may be subjected as the result of any act or omission by GRANTEE, its officers, agents, and/or employees, arising out of the exercise by GRANTEE, its officers, agents, employees or contractors of any of the rights granted to it by this Easement document.

4. It is expressly understood that the DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement.
5. The provisions and agreements contained in this Easement document shall be binding upon GRANTEE, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which this easement applies and to the extent that the assessment is based on the structures and improvements being constructed under the authority of this easement and provided further that the assessment be levied following GRANTEE's exercise of these easement rights to construct such structures and improvements, GRANTEE agrees to pay on behalf of DISTRICT, that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by GRANTEE's said improvements.

Dated December 8, 2009



(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By   
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By   
Deputy

File with: LITTLE DALTON WASH 572
Also affects: Parcels 576 and 613
13-RW 27.1
I.M. 159-317
S.D. 5
M0623006

APPROVED AS TO FORM

ROBERT E. KALUNIAN  
Acting County Counsel

By   
Deputy

DB:bw

P:ONF:EASELITTLE DALTON WASH 572 102709

NOTE: Acknowledgment form on reverse side.



STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this 8th day of December, 2009, the facsimile signature of Gloria Molina, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

ROBERT E. KALUNIAN  
Acting County Counsel

By [Signature]  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the deed or grant herein, dated \_\_\_\_\_, from the Los Angeles County Flood Control District, a body corporate and politic, to the City of Glendora, a municipal corporation, is hereby accepted pursuant to authority conferred by Resolution No. \_\_\_\_\_, of the City Council of the City of Glendora, adopted on \_\_\_\_\_, and the grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_

## EXHIBIT A

File with: **LITTLE DALTON WASH 572**

Also affects: Parcels Nos. 576 and 613

13-RW 27.1

A.P.N. 8648-013-907 (Portion)

T.G. 569 (F4)

I.M. 159-317

S.D. 5

CSR18790

### LEGAL DESCRIPTION

(Grant of easement for water line and ingress and egress purposes)

Those portions of those parts of the northwest quarter, Section 29, Township 1 North, Range 9 West, S.B.M., described as Parcels Nos. 572 and 613, in a Final Order of Condemnation, had in Superior Court Case No. 744817, a certified copy of which is recorded in Book D1283, pages 833 to 839, inclusive, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, and described as Parcel No. 576, in said Final Order of Condemnation, had in Superior Court Case No. 744817, a certified copy of which is recorded in Book D1237, pages 893 to 899, inclusive, of said Official Records, within the following described boundaries:

Beginning at the most southerly corner of Parcel 4, Parcel Map No. 4551, as shown on map recorded in Book 54, page 57, of Parcel Maps, in the office of said Registrar-Recorder/County Clerk; thence South 58°37'41" West along the northwesterly line of said Parcel No. 572, a distance of 44.76 feet to the northerly sideline of Leadora Avenue, 60 feet wide, as shown on said map; thence at right angles with the centerline of said Leadora Avenue, South 0°22'19" East 10.00 feet to a line parallel with and 20.00 feet northerly, measured at right angles, from said centerline; thence North 89°37'41" East along said parallel line, a distance of 30.00 feet; thence North 44°49'05" East 40.94 feet; thence North 4°55'21" East 17.68 feet to the northeasterly prolongation of said northwesterly line; thence South 58°37'41" West along said northeasterly prolongation, a distance of 26.03 feet to the point of beginning.

Containing: 1,232± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER III  
Mapping and Property Management Division